HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Québec Highlights*

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2012

Figure 1

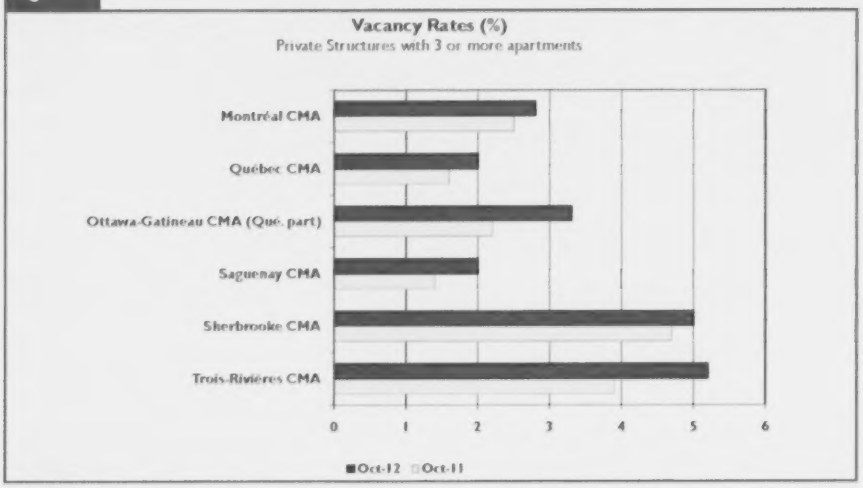
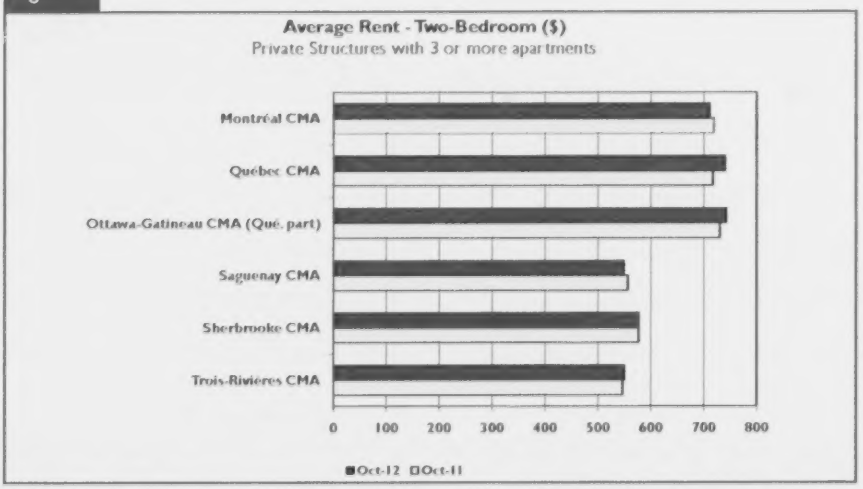


Figure 2



*Only centres with a population of 10,000+ are included in the survey. Detailed reports are available for CMAs.

Highlights

- The overall vacancy rate in Quebec's urban centres rose slightly (3.0 per cent in October 2012).
- All CMAs in Quebec, except Sherbrooke, registered statistically significant increases in their vacancy rates.
- Only 25 per cent of Quebec's agglomerations with 10,000 to 99,999 inhabitants posted decreases in their vacancy rates.
- The average rent for existing housing units rose by 0.7 per cent over 2011.
- The Saguenay and Québec metropolitan areas still had the lowest vacancy rates among the CMAs in the province (2.0 per cent in both cases).

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Market conditions eases in several urban centres

According to the results of the Rental Market Survey conducted by Canada Mortgage and Housing Corporation (CMHC), the overall vacancy rate for Quebec's urban centres rose slightly over October of last year, having reached 3.0 per cent in 2012, compared to 2.6 per cent in 2011.

As expected, the increase reflected the situation observed in the province's census metropolitan areas (CMAs) as a whole. In addition, all CMAs in Quebec, except Sherbrooke, registered statistically significant increases in their vacancy rates. Elsewhere across the province, only 25 per cent of Quebec's agglomerations with 10,000 to 99,999 inhabitants posted decreases in their vacancy rates.

Certain factors reduce rental housing demand

While the changes in rental market conditions across Quebec continued to reflect the effects of the fundamentals on supply and demand, the diverse prevailing environments were such that these impacts varied depending on the areas. Rental housing supply remained generally stagnant in several large urban centres in Quebec over the past year. Investors still prefer the more profitable condominium and retirement home segments. Nonetheless, several agglomerations registered increases in supply that affected their markets.

Over the same period, demand, while having remained strong, likely softened on account of the greater movement to homeownership and the formation of fewer young renter households. The increase in the homeownership trend was attributable in part to the condominium market, while the decrease in household formation was directly related to the easing of the job market for young people. As with supply, there were regional differences in demand, particularly in a number of smaller agglomerations, where favourable economic conditions attracted migrants (boosting rental housing demand).

Market conditions ease for most market segments

Once again this year, the vacancy rate distribution by bedroom type still suggested that demand remained less strong for bachelor units. This was related to the lower household formation, itself linked to the reduced access to the labour market.

Meanwhile, demand for larger apartments benefited from sustained net migration and the effect of some substitution between starter homes (bungalows, condominiums) and larger apartments. According to the survey results, a gap of two percentage points separates the vacancy rate for bachelor apartments from the rate for two-bedroom and three-bedroom units. Contrary to last year, this year's survey results revealed softer conditions in most market segments, including two-bedroom units.

Rents

The average rent for all Quebec urban centres reached $662 in October this year. The averages were about $515 for bachelor apartments and nearly $800 for units with three or more bedrooms. While the provincial average generally reflected the situation for CMAs as a whole, the Montréal, Québec and Gatineau areas stood out with average rents hovering around $700, whereas the other three CMAs had monthly averages of around $550.

Once again this year, the provincial average rent was about $100 higher than the average for centres with 50,000 to 99,999 inhabitants and about $150 higher than the average for the smaller agglomerations. In these smaller centres, a large share of landlords charged rents varying between $450 and $600.

When excluding new structures, it is estimated that, since October 2011, the average rent in Quebec has risen by 0.7 per cent. Last year at the same time, the estimated change at the provincial level was 2.6 per cent over October 2010. The smaller increase this year was probably not unrelated to the easing observed on several markets this year. The fact that all market segments registered similar slowdowns supports this assumption. The survey results revealed that the rates for all market segments were identical to the rate for the province overall.

Rental condominiums

For several years now, CMHC has been conducting a survey of the secondary rental market—a noteworthy market, given the greater popularity of the condominium tenure option in the province's major centres.

In the Montréal CMA, about 11 per cent of the condominiums were rental units in October 2012, a slightly higher proportion than that estimated last year (9.3 per cent). While the condominium housing stock grew in Montréal, the number of rental units also increased in the metropolitan area. As well, the vacancy rate for these dwellings, which had fallen from

4.2 per cent in 2010 to 2.8 per cent last year, remained relatively stable, at 2.7 per cent, this year, reaching a level comparable to the rate on the purpose-built rental market (excluding the retirement home segment).

In the Québec CMA, the condominium housing stock also increased over last year. And likewise, the number of rental units grew, as well, such that their proportion of the total rose (from 6.3 per cent in 2011 to 9.0 per cent in 2012). The vacancy rate remained unchanged this year from 2011 (at 2.2 per cent) and comparable to the rate on the purpose-built rental market (2.0 per cent).

As for the differences in average rents between two-bedroom rental condominiums and purpose-built rental housing units of the same bedroom type, the gap was generally wider in the Montréal CMA (44 per cent) than in the Québec CMA (38 per cent). This notable gap is explained by the fact that the condominium rental stock is relatively newer and generally more upscale than the purpose-built market (excluding retirement homes).

Around the province

In the Montréal CMA, the vacancy rate reached 2.8 this year, compared to 2.5 per cent in October 2011. This small increase reflected a context where demand and supply changed little relative to the prior year. In 2012, demand for rental housing, while supported by net migration, was limited by the still strong movement to homeownership and the sluggish job market conditions for young people aged from 15 to 24. On the supply side, very few new units have been added to the rental housing stock in recent years. The average apartment rent for all unit types combined reached $692. The estimated change in the average apartment rent between October 2011 and October 2012 was 0.8 per cent.

The results of the October survey showed that the market eased for a third straight year in the Québec CMA, as the vacancy rate increased from 1.6 per cent last year to 2.0 per cent this past fall. With rental housing starts rising in 2009 and 2010, the market has since eased somewhat. Between 2006 and 2008, the CMA market had tightened to the point that the vacancy rate had fallen to 0.6 per cent in 2008 and 2009. That said, the relatively low current rate and the gradual nature of the easing indicate that the rental housing demand has remained strong. The average rent for two-bedroom apartments rose by 1.8 per cent between the October 2011 and October 2012 surveys. As was the case for the Montréal area, the average rent in the Québec CMA reached around $700.

The Quebec part of the Ottawa-Gatineau CMA registered an increase its vacancy rate. In fact, the proportion of unoccupied units was estimated at 3.3 per cent in October 2012, compared to 2.2 per cent at the same time the year before. Rental housing demand was likely reduced by the declining job market for young people. On the supply side, condominium completions in the Gatineau area have increased, so condominiums are providing increasingly strong competition for the rental market in the area. The average rent for two-bedroom apartments has now reached $721. The estimated change in the average apartment rent was 1.7 per cent between the October 2011 and October 2012 surveys.

Estimated at 5.0 per cent, the rental apartment vacancy rate remained relatively stable in the Sherbrooke CMA. This stability came on the heels of a period of easing from 2003 (vacancy rate of 0.7 per cent) to 2010 (4.6 per cent), during which the movement to homeownership was sustained. The concurrent decreases in demand and supply were such that the vacancy rate did not show any significant change this year over last year. According to the results of the October 2012 survey, the average rent in the CMA reached $565. The estimated change in the average apartment rent was 0.5 per cent between the October 2011 and October 2012 surveys.

After remaining stable in 2011, the rental market in the Trois-Rivières CMA eased this year. According to the results of the October 2012 survey, the proportion of unoccupied units increased from 3.9 per cent in the fall of 2011 to 5.2 per cent in October of this year. This easing of the rental market was largely due to a more abundant supply of new units and a relatively stable demand in 2012. Rental market conditions in the CMA have been softening since 2009. This trend on the rental market had an impact on the estimated change in the average rent, which was measured at -1.1 per cent this year. The average rent for two-bedroom apartments was estimated at $526, and the levels varied significantly depending on the sectors.

The vacancy rate on the Saguenay area rental market was estimated at 2.0 per cent in October 2012, compared to 1.4 per cent a year earlier. While the youth job market and migration supported rental housing demand in the area, the increase in supply caused the market to ease slightly. The average rent was estimated at $527.

Outlook

Rental housing is, and remains, an important reality in the housing context in Quebec—important because of the size of the rental housing stock and because of the fact that the vacancy rates remain relatively low in a number of centres. The greater affordability and property management benefits of rental housing are assets in the current context of financial constraints and of retirement of the first baby boomers.

But even with a sustained demand, it has to be acknowledged that, apart from retirement homes, few new rental structures have been built. It can therefore be expected that the market will remain tight in the short term. In the medium term, it will be important to track the residential path of the new cohort of seniors. Will they age in place? Will condominiums have adapted to the realities of people in their seventies? Will the new cohort of seniors follow the same path as the previous cohort? Or, finally, will they have moved earlier to mid- or upper-range traditional rental housing? The answers to these questions will have an undeniable impact on the direction that the rental market will take over the coming years.

Quebec Apartment Vacancy Rates
N
Saguenay
2.0%
Québec
2.0%
Trois-Rivières
5.2%
Gatineau
3.3%
Montréal
2.8%
Sherbrooke
5.0%
Legend
3.3% 2012 vacancy rate for Gatineau
Vacancy rate in 2012 the same as 2011
Vacancy rate in 2012 higher than 2011
Vacancy rate in 2012 lower than 2011

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1.1.1_1 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Ottawa-Gatineau CMA (Qué. part)	2.5	2.3	2.1	3.2	2.3	3.4	1.6	3.0	2.2	3.3
Montréal CMA	3.5	4.4	2.6	3.0	2.3	2.6	2.3	2.1	2.5	2.8
Québec CMA	1.3	2.6	1.8	1.9	1.5	1.8	1.8	2.3	1.6	2.0
Saguenay CMA	**	3.7	0.9	2.5	1.1	2.1	1.5	1.0	1.4	2.0
Sherbrooke CMA	6.2	5.2	4.2	4.2	4.7	5.4	4.5	4.6	4.7	5.0
Trois-Rivières CMA	3.4	9.0	5.9	5.8	2.5	4.8	4.3	4.7	3.9	5.2
Québec CMAs	**3.5**	**4.3**	**2.6**	**3.0**	**2.3**	**2.7**	**2.4**	**2.4**	**2.5**	**2.9**
Québec CA 50,000-99,999	**6.4**	**11.1**	**4.4**	**5.5**	**3.3**	**3.6**	**3.4**	**4.0**	**3.7**	**4.5**
Québec CA 10,000-49,999	**4.2**	**6.5**	**4.0**	**4.3**	**2.8**	**3.3**	**2.8**	**2.7**	**3.2**	**3.6**
Québec 10,000+	**3.6**	**4.7**	**2.8**	**3.2**	**2.4**	**2.8**	**2.5**	**2.6**	**2.6**	**3.0**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_1 Private Apartment Average Rents ($) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Ottawa-Gatineau CMA (Qué. part)	526	528	616	628	731	743	825	834	705	721
Montréal CMA	549	539	641	637	719	711	865	875	698	692
Québec CMA	523	510	609	618	718	741	850	873	698	712
Saguenay CMA	388	390	446	439	557	549	610	584	533	527
Sherbrooke CMA	397	390	462	466	577	578	702	710	562	565
Trois-Rivières CMA	374	374	446	440	547	550	602	609	525	526
Québec CMAs	**538**	**527**	**622**	**619**	**704**	**700**	**834**	**841**	**684**	**680**
Québec CA 50,000-99,999	**398**	**393**	**473**	**467**	**560**	**564**	**626**	**623**	**550**	**548**
Québec CA 10,000-49,999	**388**	**386**	**446**	**450**	**540**	**550**	**602**	**606**	**519**	**524**
Québec 10,000+	**526**	**515**	**606**	**603**	**684**	**681**	**797**	**803**	**665**	**662**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_1 Number of Private Apartment Units in the Universe by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Ottawa-Gatineau CMA (Qué. part)	850	853	5,137	5,106	11,376	11,518	2,837	2,820	20,200	20,297
Montréal CMA	45,668	45,713	133,702	135,044	211,592	213,234	58,864	59,531	449,826	453,522
Québec CMA	4,619	4,684	19,887	19,966	38,916	40,045	10,243	10,280	73,665	74,975
Saguenay CMA	258	270	2,040	2,297	4,284	8,900	1,469	1,566	8,051	13,033
Sherbrooke CMA	2,275	2,256	7,131	7,272	17,401	17,491	5,685	5,918	32,492	32,937
Trois-Rivières CMA	659	657	4,442	4,470	8,097	8,250	3,756	3,841	16,954	17,218
Québec CMAs	**54,329**	**54,433**	**172,339**	**174,155**	**291,666**	**299,438**	**82,854**	**83,956**	**601,188**	**611,982**
Québec CA 50,000-99,999	**1,668**	**1,684**	**7,666**	**7,786**	**18,156**	**18,544**	**7,549**	**7,689**	**35,039**	**35,703**
Québec CA 10,000-49,999	**3,055**	**3,115**	**11,640**	**11,662**	**25,454**	**25,847**	**8,015**	**8,075**	**48,164**	**48,699**
Québec 10,000+	**59,052**	**59,232**	**191,645**	**193,603**	**335,276**	**343,829**	**98,418**	**99,720**	**684,391**	**696,384**

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_1 Private Apartment Availability Rates (%) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Ottawa-Gatineau CMA (Qué. part)	5.5	2.3	2.6	4.8	3.0	4.3	1.6	3.9	2.8	4.3
Montréal CMA	4.2	4.9	3.2	3.7	2.7	3.1	2.8	2.5	3.0	3.4
Québec CMA	1.8	2.9	2.1	2.4	1.7	2.1	2.0	2.5	1.8	2.3
Saguenay CMA	**	3.7	1.6	3.1	1.4	2.2	1.8	2.0	1.7	2.4
Sherbrooke CMA	6.4	5.5	4.5	4.4	4.9	5.6	4.7	4.7	4.9	5.2
Trois-Rivières CMA	3.6	9.0	6.2	6.1	2.6	5.1	4.7	4.7	4.1	5.4
Québec CMAs	**4.1**	**4.7**	**3.1**	**3.6**	**2.7**	**3.2**	**2.9**	**2.8**	**3.0**	**3.4**
Québec CA 50,000-99,999	**6.5**	**11.3**	**4.4**	**5.8**	**3.6**	**4.0**	**3.5**	**4.3**	**3.9**	**4.8**
Québec CA 10,000-49,999	**4.7**	**7.0**	**4.7**	**4.7**	**3.1**	**3.5**	**3.3**	**3.0**	**3.6**	**3.9**
Québec 10,000+	**4.2**	**5.0**	**3.3**	**3.8**	**2.8**	**3.2**	**3.0**	**2.9**	**3.0**	**3.5**

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_1 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Ottawa-Gatineau CMA (Qué. part)	1.7	++	2.8	1.3	2.0	2.3	1.9	1.5	2.2	1.7
Montréal CMA	3.1	0.8	2.7	0.7	2.5	0.8	4.1	1.0	2.6	0.8
Québec CMA	4.2	++	2.5	1.9	3.0	2.3	3.1	1.9	3.0	1.9
Saguenay CMA	5.3	++	4.5	++	3.5	++	3.6	++	3.5	++
Sherbrooke CMA	4.9	++	1.6	++	1.5	0.8	0.9	++	1.4	0.5
Trois-Rivières CMA	9.2	**	3.7	-2.4	2.8	++	2.2	++	3.1	-1.1
Québec CMAs	**3.3**	**0.7**	**2.7**	**0.8**	**2.5**	**1.0**	**3.5**	**1.1**	**2.6**	**0.9**
Québec CA 50,000-99,999	**2.3**	**++**	**3.1**	**-1.4**	**2.8**	**++**	**4.2**	**-0.9**	**3.3**	**-1.7**
Québec CA 10,000-49,999	**3.8**	**0.5**	**2.7**	**0.7**	**2.6**	**0.9**	**2.6**	**1.1**	**2.6**	**0.7**
Québec 10,000+	**3.3**	**0.7**	**2.7**	**0.7**	**2.6**	**0.9**	**3.5**	**1.0**	**2.6**	**0.7**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_2 Private Apartment Vacancy Rates (%) by Bedroom Type
Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Amos CA	0.0	3.8	0.4	1.3	0.4	0.0	0.0	0.5	0.3	0.5
Rouyn-Noranda CA	1.3	1.0	0.0	1.2	0.0	0.1	0.0	0.3	0.1	0.5
Val D'Or CA	0.0	0.0	0.6	0.2	0.0	0.0	0.3	0.0	0.2	0.0

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_2 Private Apartment Average Rents ($)
by Bedroom Type
Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Amos CA	358	379	402	409	494	515	553	575	481	499
Rouyn-Noranda CA	374	377	439	443	532	546	613	632	502	511
Val D'Or CA	391	362	419	431	512	525	578	594	496	504

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a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_2 Number of Private Apartment Units in the Universe
by Bedroom Type
Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Amos CA	27	26	245	245	497	488	219	221	988	980
Rouyn-Noranda CA	312	320	732	733	1,422	1,434	399	398	2,865	2,885
Val D'Or CA	255	248	518	528	982	993	607	606	2,362	2,375

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_2 Private Apartment Availability Rates (%) by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Amos CA	3.9	3.8	0.4	1.7	0.8	0.4	0.0	0.5	0.6	0.8
Rouyn-Noranda CA	1.3	1.4	0.0	1.3	0.0	0.2	0.0	0.3	0.1	0.6
Val D'Or CA	0.8	1.2	1.0	0.6	0.5	0.2	0.5	0.3	0.6	0.4

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_2 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Amos CA	5.9	9.3	3.1	2.8	2.8	3.7	2.8	4.0	2.4	3.6
Rouyn-Noranda CA	2.5	2.2	3.1	2.0	4.2	2.5	4.0	3.9	3.4	2.8
Val D'Or CA	2.0	-2.5	3.1	3.4	2.7	3.0	2.3	2.6	2.6	1.6

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_3 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Drummondville CA	5.3	13.0	5.8	5.6	3.0	2.9	4.3	3.0	4.2	4.3
Zone 1-Drummondville	5.3	13.1	5.8	5.7	3.0	2.8	4.3	3.1	4.3	4.3
Zone 2-Peripheral Sectors	n/u	**	n/u	3.3	**	**	**	**	**	**
Victoriaville CA	8.1	13.7	6.3	4.6	5.4	5.3	6.4	5.2	6.0	5.6

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_3 Private Apartment Average Rents ($) by Bedroom Type Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Drummondville CA	378	371	482	458	542	545	610	609	537	530
Zone 1-Drummondville	378	371	482	459	542	547	609	608	537	530
Zone 2-Peripheral Sectors	n/u	n/s	n/u	**	**	500	**	651	578	532
Victoriaville CA	328	327	409	415	498	509	596	590	493	496

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_3 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Drummondville CA	587	603	1,881	1,958	3,414	3,631	2,070	2,150	7,952	8,342
Zone 1-Drummondville	587	599	1,881	1,928	3,392	3,441	2,046	2,117	7,906	8,085
Zone 2-Peripheral Sectors	0	4	0	30	22	190	24	33	46	257
Victoriaville CA	281	275	821	788	2,087	1,936	983	995	4,172	3,994

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_3 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Drummondville CA	5.3	13.2	5.8	5.8	3.7	3.2	4.4	3.3	4.6	4.6
Zone 1-Drummondville	5.3	13.3	5.8	5.8	3.7	3.1	4.4	3.4	4.6	4.6
Zone 2-Peripheral Sectors	n/u	**	n/u	3.3	**	**	**	**	**	4.3
Victoriaville CA	8.5	13.7	7.2	4.8	5.5	5.5	7.5	6.1	6.6	6.0

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_3 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Drummondville CA	3.2	++	2.5	-3.3	1.7	-0.8	5.4	**	3.5	-2.9
Zone 1-Drummondville	3.2	++	2.5	-3.3	1.8	-0.8	5.4	-1.5	3.5	-2.8
Zone 2-Peripheral Sectors	n/u	n/s	n/u	n/s	**	**	**	**	++	**
Victoriaville CA	3.7	++	1.9	-1.1	1.4	0.8	1.5	++	1.8	++

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_4 Private Apartment Vacancy Rates (%) by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Montmagny V	0.0	3.8	6.2	2.9	3.8	2.6	1.4	3.9	3.8	2.9
St. Georges CA	5.2	**	9.8	10.0	5.5	2.8	9.4	2.8	6.8	4.9
Sainte-Marie V	12.2	3.0	4.5	4.8	2.2	3.9	0.7	3.7	2.8	4.0
Thetford Mines CA	13.9	9.6	7.3	6.7	5.2	5.5	2.2	2.7	5.9	5.6

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_4 Private Apartment Average Rents ($)
by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Montmagny V	352	357	434	436	522	529	547	532	501	500
St. Georges CA	352	306	399	391	486	488	497	489	465	463
Sainte-Marie V	332	323	392	398	528	542	561	582	502	516
Thetford Mines CA	401	373	380	378	446	442	481	480	432	426

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_4 Number of Private Apartment Units in the Universe
by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Montmagny V	29	30	127	124	394	396	63	62	613	612
St. Georges CA	63	64	478	477	1,326	1,366	203	203	2,070	2,110
Sainte-Marie V	35	35	191	181	616	639	144	136	986	991
Thetford Mines CA	79	71	304	332	539	566	184	199	1,106	1,168

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_4 Private Apartment Avaliability Rates (%) by Bedroom Type Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Montmagny V	0.0	3.8	6.2	3.9	3.8	2.6	1.4	3.9	3.8	3.1
St. Georges CA	5.2	**	11.3	10.5	5.8	2.9	9.4	2.8	7.4	5.0
Sainte-Marie V	12.2	**	5.1	5.9	2.6	3.9	0.7	3.7	3.1	4.5
Thetford Mines CA	13.9	9.6	7.6	7.0	5.2	5.6	2.2	3.8	6.0	6.0

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_4 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Montmagny V	0.5	1.9	3.0	-1.3	3.0	1.3	3.0	-2.1	2.7	++
St. Georges CA	4.6	**	1.3	-1.6	1.3	0.5	1.0	-0.6	1.3	++
Sainte-Marie V	1.0	-1.3	4.6	1.8	1.4	2.4	1.3	1.8	1.9	1.7
Thetford Mines CA	2.1	**	1.5	2.0	2.4	0.9	2.0	1.0	2.1	++

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.1_5 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Baie-Comeau CA	2.5	3.5	1.4	3.4	2.5	1.2	1.3	0.0	2.0	1.9
Zone 1 - Mingan Sector	3.3	4.3	0.8	4.1	2.6	0.4	2.3	0.0	2.0	2.0
Zone 2 - Marquette Sector	0.0	**	2.2	2.4	2.4	2.0	0.0	0.0	1.9	1.8
Sept Îles CA	2.9	0.5	0.6	0.1	0.5	0.3	0.2	0.0	0.7	0.2

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_5 Private Apartment Average Rents ($) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Baie-Comeau CA	394	385	476	468	570	578	647	643	537	535
Zone 1 - Mingan Sector	396	383	501	485	602	610	669	667	559	546
Zone 2 - Marquette Sector	390	399	449	448	534	551	620	613	510	522
Sept Îles CA	428	465	505	518	594	612	653	669	566	583

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_5 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Baie-Comeau CA	80	80	457	446	608	616	249	246	1,394	1,388
Zone 1 - Mingan Sector	63	63	253	246	305	312	131	133	752	754
Zone 2 - Marquette Sector	17	17	204	200	303	304	118	113	642	634
Sept Îles CA	213	217	706	702	1,024	1,022	468	468	2,411	2,409

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.4_5 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Baie-Comeau CA	5.0	3.5	2.6	4.1	2.7	1.8	1.8	0.0	2.6	2.4
Zone 1 - Mingan Sector	6.6	4.3	1.6	4.9	2.6	0.7	3.1	0.0	2.7	2.4
Zone 2 - Marquette Sector	0.0	**	3.8	3.1	2.7	2.8	0.0	0.0	2.6	2.4
Sept Îles CA	2.9	0.5	0.7	0.1	0.5	0.3	0.2	0.0	0.7	0.2

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Baie-Comeau CA	3.8	-2.4	0.8	++	++	1.2	++	1.2	1.2	++
Zone 1 - Mingan Sector	3.0	-4.0	1.0	++	1.3	++	++	1.9	1.5	-1.0
Zone 2 - Marquette Sector	5.7	0.9	++	++	++	**	3.0	++	++	1.4
Sept Îles CA	4.1	5.9	3.9	2.9	4.1	2.1	4.3	1.9	4.4	2.9

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_6 Private Apartment Vacancy Rates (%) by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Gaspé V	13.3	**	1.1	1.6	2.3	0.7	1.7	1.6	2.3	1.5
Les Îles-de-la-Madeleine MÉ	n/s	**	4.4	4.8	2.2	2.4	**	0.0	2.9	3.2
Matane CA	2.3	10.5	4.8	3.9	1.5	2.6	0.6	0.0	2.6	3.5
Rimouski CA	4.5	5.9	2.1	1.8	2.1	2.8	1.6	**	2.3	2.7
Rivière-du-Loup CA	5.5	7.8	3.6	7.6	3.4	2.9	4.0	4.8	3.7	4.4

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_6 Private Apartment Average Rents ($)
by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Gaspé V	368	375	449	456	525	540	560	588	500	518
Les Îles-de-la-Madeleine MÉ	n/s	**	514	530	602	589	721	763	575	574
Matane CA	387	383	434	438	527	538	552	577	487	493
Rimouski CA	420	431	502	515	632	650	682	694	579	591
Rivière-du-Loup CA	360	347	435	425	547	564	591	597	520	525

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_6 Number of Private Apartment Units in the Universe
by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Gaspé V	35	34	186	192	261	271	121	122	603	619
Les Îles-de-la-Madeleine MÉ	1	1	92	89	136	132	12	11	241	233
Matane CA	141	145	478	482	578	626	185	176	1,382	1,429
Rimouski CA	604	585	1,418	1,419	2,353	2,357	638	651	5,013	5,012
Rivière-du-Loup CA	183	248	499	522	1,508	1,628	374	383	2,564	2,781

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_6 Private Apartment Availability Rates (%) by Bedroom Type Québec – Gaspésie-Bas-St-Laurent										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Gaspé V	13.3	**	2.1	1.6	2.7	0.7	1.7	1.6	2.8	1.5
Les Îles-de-la-Madeleine MÉ	n/s	**	4.4	4.8	2.2	2.4	**	0.0	2.9	3.2
Matane CA	2.3	10.5	4.8	3.9	2.0	2.7	0.6	0.0	2.8	3.6
Rimouski CA	4.5	5.9	2.1	2.5	2.4	3.0	2.2	**	2.6	2.9
Rivière-du-Loup CA	6.6	7.8	4.0	7.8	3.6	3.1	4.8	5.3	4.1	4.7

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_6 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Québec – Gaspésie-Bas-St-Laurent										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Gaspé V	0.2	++	1.6	1.3	2.7	1.4	1.5	2.2	1.8	1.8
Les Îles-de-la-Madeleine MÉ	n/s	n/s	-0.7	++	1.1	-1.1	-0.2	4.6	1.4	-0.8
Matane CA	3.3	2.3	2.0	1.4	2.5	2.4	0.8	2.6	2.9	1.2
Rimouski CA	**	++	2.3	**	2.1	++	3.1	++	2.5	++
Rivière-du-Loup CA	1.3	++	4.0	-2.4	2.7	0.8	1.0	0.8	2.6	++

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_7 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Alma CA	8.0	14.5	10.0	6.9	4.1	3.2	3.0	1.9	4.9	3.7
Zone 1 - Alma South	0.0	**	6.0	9.4	4.3	3.7	2.1	1.1	4.1	4.4
Zone 2 - Alma North	33.3	0.0	15.4	4.4	3.8	2.5	3.8	2.9	5.7	2.9
Dolbeau-Mistassini CA	8.3	8.4	4.8	10.3	7.6	7.9	2.4	2.4	6.3	7.6
Zone 1 - Dolbeau	11.1	11.2	2.7	10.5	6.1	7.5	1.8	3.6	4.9	7.7
Zone 2 - Mistassini	**	**	9.4	9.7	10.2	8.7	3.4	0.0	8.9	7.4
Roberval V	0.0	0.0	5.1	9.2	3.6	2.3	0.0	0.0	3.4	3.5
Saint-Félicien V	0.0	0.0	0.0	0.9	2.8	3.5	4.5	3.1	2.3	2.7

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_7 Private Apartment Average Rents ($) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Alma CA	335	330	394	383	473	478	513	513	466	466
Zone 1 - Alma South	339	332	388	381	500	507	520	526	483	488
Zone 2 - Alma North	319	**	401	385	442	444	504	495	446	441
Dolbeau-Mistassini CA	305	280	397	344	458	426	501	467	454	417
Zone 1 - Dolbeau	**	276	393	352	473	446	525	487	464	434
Zone 2 - Mistassini	**	**	412	329	433	386	461	423	434	381
Roberval V	350	**	383	369	455	456	511	520	448	445
Saint-Félicien V	352	351	388	380	470	514	514	582	453	489

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_7 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Alma CA	25	22	289	292	1,124	1,152	372	374	1,810	1,840
Zone 1 - Alma South	19	18	166	163	598	618	190	192	973	991
Zone 2 - Alma North	6	4	123	129	526	534	182	182	837	849
Dolbeau-Mistassini CA	12	12	105	107	357	381	85	85	559	585
Zone 1 - Dolbeau	9	9	73	76	229	254	56	56	367	395
Zone 2 - Mistassini	3	3	32	31	128	127	29	29	192	190
Roberval V	6	6	117	120	306	307	73	78	502	511
Saint-Félicien V	23	21	102	107	295	292	66	65	486	485

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_7 Private Apartment Availability Rates (%) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Alma CA	8.0	14.5	11.1	7.3	4.5	3.3	3.2	2.2	5.4	3.9
Zone 1 - Alma South	0.0	**	6.6	9.4	4.8	3.9	2.6	1.6	4.6	4.6
Zone 2 - Alma North	33.3	0.0	17.1	5.1	4.2	2.5	3.8	2.9	6.2	3.1
Dolbeau-Mistassini CA	8.3	8.4	4.8	10.3	7.6	7.9	2.4	2.4	6.3	7.6
Zone 1 - Dolbeau	11.1	11.2	2.7	10.5	6.1	7.5	1.8	3.6	4.9	7.7
Zone 2 - Mistassini	**	**	9.4	9.7	10.2	8.7	3.4	0.0	8.9	7.4
Roberval V	0.0	0.0	6.0	9.2	3.6	2.3	0.0	0.0	3.6	3.5
Saint-Félicien V	0.0	0.0	0.0	0.9	2.8	3.5	4.5	4.7	2.3	2.9

The following letter codes are used to indicate the reliability of the estimates:
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1.1.5_7 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Alma CA	3.6	**	2.3	-1.8	1.9	++	2.5	++	1.8	++
Zone 1 - Alma South	++	++	3.2	++	2.7	1.3	1.6	1.6	2.2	1.2
Zone 2 - Alma North	7.8	**	1.2	-2.7	1.2	-1.6	3.7	**	1.3	-1.7
Dolbeau-Mistassini CA	**	**	3.2	-13.6	1.0	-6.3	2.1	-6.6	0.8	-7.3
Zone 1 - Dolbeau	**	**	3.0	**	++	-4.0	1.7	-6.1	0.7	-5.0
Zone 2 - Mistassini	n/s	**	++	-20.6	2.7	-11.2	2.9	-7.7	1.2	-11.9
Roberval V	**	**	1.1	++	1.4	-2.3	++	0.6	1.5	-0.8
Saint-Félicien V	++	2.0	3.9	-3.5	2.1	0.7	2.2	2.0	2.4	++

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_8 Private Apartment Vacancy Rates (%) by Bedroom Type
Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Joliette CA	3.4	5.8	4.5	5.4	1.4	3.8	0.8	4.7	2.0	4.3
Joliette	4.8	6.2	5.7	6.4	2.3	2.7	1.1	5.4	3.0	4.3
St-Charles-Borromée/N.-D.-des-Pr	0.0	**	1.4	2.6	0.6	4.9	0.3	**	0.6	4.4
Lachute CA	5.4	**	6.3	7.9	4.1	6.3	5.0	4.3	4.8	6.5
Mont-Laurier V	4.4	6.8	6.3	4.5	2.7	3.6	2.9	0.0	4.1	3.7
Prévost V	**	**	**	**	**	0.0	0.0	0.0	1.1	0.0
Rawdon MÉ	0.0	0.0	3.2	1.2	0.4	2.1	3.8	0.0	1.5	1.5
Saint-Lin--Laurentides V	**	**	1.3	7.8	1.4	2.9	3.0	3.3	1.6	3.7
Sainte-Adèle V	**	**	4.3	8.6	4.4	7.8	4.0	4.8	4.5	8.5
Sainte-Sophie MÉ	0.0	**	0.0	7.1	0.0	3.0	0.0	0.0	0.0	3.5

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_8 Private Apartment Average Rents ($) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Joliette CA	417	417	472	485	590	598	684	682	583	584
Joliette	441	425	465	478	572	592	684	686	569	573
St-Charles-Borromée/N.-D.-des-Pr	368	390	490	502	607	604	685	675	600	598
Lachute CA	401	401	445	448	558	563	586	594	527	530
Mont-Laurier V	378	352	422	417	505	505	558	554	474	468
Prévost V	**	n/s	529	535	719	613	826	838	675	675
Rawdon MÉ	389	432	431	422	607	573	609	604	559	549
Saint-Lin--Laurentides V	**	**	448	462	621	627	727	716	604	608
Sainte-Adèle V	459	419	530	514	611	641	696	671	595	598
Sainte-Sophie MÉ	**	**	487	476	554	545	745	759	533	534

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
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1.1.3_8 Number of Private Apartment Units in the Universe by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Joliette CA	209	211	949	973	2,902	2,946	882	883	4,942	5,013
Joliette	183	185	705	715	1,379	1,393	533	533	2,800	2,826
St-Charles-Borromée/N.-D.-des-Pr	26	26	244	258	1,523	1,553	349	350	2,142	2,187
Lachute CA	44	45	235	232	494	501	129	121	902	899
Mont-Laurier V	92	92	393	385	488	492	137	139	1,110	1,108
Prévost V	3	1	35	30	57	52	24	29	119	112
Rawdon MÉ	14	15	93	92	234	248	52	55	393	410
Saint-Lin--Laurentides V	6	6	78	75	283	301	66	73	433	455
Sainte-Adèle V	28	40	181	184	278	288	88	83	575	595
Sainte-Sophie MÉ	7	4	16	15	43	40	7	5	73	64

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_8 Private Apartment Availability Rates (%) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Joliette CA	3.4	6.3	4.7	5.8	1.9	3.9	1.0	4.7	2.3	4.5
Joliette	4.8	6.8	5.9	7.0	3.4	2.7	1.4	5.4	3.6	4.5
St-Charles-Borromée/N.-D.-des-Pr	0.0	**	1.4	2.6	0.6	5.1	0.3	**	0.6	4.5
Lachute CA	8.2	**	8.5	7.9	4.9	6.9	5.0	4.3	6.0	6.8
Mont-Laurier V	5.5	9.0	8.1	5.6	3.1	4.0	3.6	1.4	5.1	4.6
Prévost V	**	**	**	**	**	0.0	0.0	0.0	1.1	0.0
Rawdon MÉ	0.0	0.0	5.4	1.2	0.4	2.1	3.8	0.0	2.0	1.5
Saint-Lin--Laurentides V	**	**	1.3	7.8	1.4	3.7	3.0	3.3	1.6	4.3
Sainte-Adèle V	**	**	4.3	9.3	4.4	10.6	4.0	6.2	4.5	10.5
Sainte-Sophie MÉ	0.0	**	0.0	7.1	0.0	3.0	0.0	0.0	0.0	3.5

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_8 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Joliette CA	5.5	++	2.8	1.2	4.3	++	2.9	++	3.4	0.8
Joliette	**	++	2.1	2.7	4.5	++	4.3	++	3.2	1.4
St-Charles-Borromée/N.-D.-des-Pr	**	++	4.2	-1.1	4.2	++	++	++	3.7	++
Lachute CA	3.0	1.2	2.7	++	1.4	1.9	2.6	1.6	1.6	1.7
Mont-Laurier V	++	-5.3	2.5	1.0	2.1	-0.4	0.7	1.4	1.2	-0.4
Prévost V	**	n/s	-2.3	**	**	++	++	**	++	**
Rawdon MÉ	++	**	4.2	++	2.9	++	2.3	**	3.0	++
Saint-Lin--Laurentides V	**	**	1.4	6.1	4.2	**	2.5	**	3.5	++
Sainte-Adèle V	**	++	5.0	-2.6	2.5	++	2.8	**	3.0	**
Sainte-Sophie MÉ	**	**	++	-1.5	**	-4.1	++	++	++	++

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
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1.1.1_9 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Cowansville CA	7.9	12.6	4.9	6.3	5.2	6.3	6.3	7.4	5.5	6.8
Granby CA	**	**	1.8	5.5	3.5	2.6	3.3	4.1	3.3	3.9
Saint-Hyacinthe CA	8.9	11.6	5.8	4.6	4.0	3.1	**	4.8	4.3	4.3
Saint-Jean-sur-Richelieu CA	0.0	4.6	1.5	2.3	1.1	2.6	**	2.0	1.4	2.5
Zone 1 - Saint-Jean	0.0	4.8	1.4	2.5	1.2	3.0	**	**	1.6	2.8
Zone 2 - Iberville	n/s	**	**	0.0	**	2.7	**	**	1.3	2.9
Zone 3 - Saint-Luc	n/s	**	**	**	0.6	0.2	0.0	0.0	0.3	0.1
Salaberry-de-Valleyfield CA	0.0	**	0.0	3.1	0.0	3.7	**	2.9	0.5	4.0
Sorel-Tracy CA	5.1	11.1	8.7	6.7	5.1	4.2	4.6	3.4	5.8	4.8
Zone 1 - Sorel	**	**	8.3	5.4	5.7	4.6	2.7	2.5	5.9	4.5
Zone 2 - Peripheral Sectors	6.2	15.6	8.9	7.4	4.2	3.8	5.1	3.6	5.6	5.1

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_9 Private Apartment Average Rents ($) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Cowansville CA	367	356	432	426	529	542	566	573	508	516
Granby CA	402	396	486	504	587	588	648	692	561	570
Saint-Hyacinthe CA	418	413	477	477	574	593	652	657	561	567
Saint-Jean-sur-Richelieu CA	415	422	497	481	594	611	694	675	598	600
Zone 1 - Saint-Jean	415	420	499	482	584	599	690	661	582	582
Zone 2 - Iberville	n/s	**	469	452	580	606	656	650	588	603
Zone 3 - Saint-Luc	n/s	**	**	**	665	682	719	723	690	699
Salaberry-de-Valleyfield CA	424	400	455	463	576	588	604	622	544	549
Sorel-Tracy CA	339	376	446	467	506	519	571	576	498	514
Zone 1 - Sorel	309	375	406	436	500	520	589	567	487	510
Zone 2 - Peripheral Sectors	346	377	470	485	514	518	567	579	508	518

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_9 Number of Private Apartment Units in the Universe by Bedroom Type
Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Cowansville CA	52	50	395	398	846	888	372	369	1,665	1,705
Granby CA	347	348	1,924	1,965	4,444	4,533	828	865	7,543	7,711
Saint-Hyacinthe CA	391	381	1,558	1,547	3,372	3,416	1,280	1,285	6,601	6,629
Saint-Jean-sur-Richelieu CA	266	279	1,442	1,428	4,374	4,373	2,055	2,034	8,137	8,114
Zone 1 - Saint-Jean	261	273	1,354	1,338	3,209	3,219	1,402	1,380	6,226	6,210
Zone 2 - Iberville	2	3	72	74	564	551	168	172	806	800
Zone 3 - Saint-Luc	3	3	16	16	601	603	485	482	1,105	1,104
Salaberry-de-Valleyfield CA	107	118	608	597	1,192	1,226	316	331	2,223	2,272
Sorel-Tracy CA	72	76	581	585	1,842	1,885	344	361	2,839	2,907
Zone 1 - Sorel	22	23	222	221	1,036	1,065	80	80	1,360	1,389
Zone 2 - Peripheral Sectors	50	53	359	364	806	820	264	281	1,479	1,518

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_9 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Cowansville CA	7.9	12.6	5.1	6.6	5.6	6.8	6.9	7.4	5.8	7.1
Granby CA	**	**	1.8	5.6	3.7	2.8	3.3	4.6	3.4	4.1
Saint-Hyacinthe CA	8.9	11.6	5.8	4.6	4.4	3.2	**	4.8	4.6	4.4
Saint-Jean-sur-Richelieu CA	0.6	4.6	1.5	2.3	1.2	3.0	**	2.1	1.5	2.7
Zone 1 - Saint-Jean	0.6	4.8	**	2.5	1.4	3.3	**	**	1.7	3.0
Zone 2 - Iberville	n/s	**	**	0.0	**	3.1	2.6	**	1.5	3.1
Zone 3 - Saint-Luc	n/s	**	**	**	0.6	1.1	0.0	0.5	0.3	0.8
Salaberry-de-Valleyfield CA	4.2	**	4.5	3.1	1.7	3.8	**	2.9	3.4	4.1
Sorel-Tracy CA	**	15.1	9.0	7.2	5.1	4.4	4.6	4.0	5.9	5.2
Zone 1 - Sorel	**	**	8.8	6.3	5.7	4.6	2.7	2.5	6.0	4.8
Zone 2 - Peripheral Sectors	8.4	17.5	9.2	7.7	4.2	4.3	5.1	4.4	5.7	5.6

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_9 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Cowansville CA	1.5	++	3.0	++	1.3	1.6	1.6	1.6	2.0	1.1
Granby CA	++	++	4.4	**	3.1	++	**	1.4	3.4	**
Saint-Hyacinthe CA	2.6	++	2.5	++	**	1.0	++	++	2.5	++
Saint-Jean-sur-Richelieu CA	2.6	**	2.2	++	2.1	1.4	4.1	++	2.6	++
Zone 1 - Saint-Jean	2.6	**	**	++	**	++	**	++	2.2	++
Zone 2 - Iberville	n/s	n/s	**	**	3.0	++	**	**	5.7	++
Zone 3 - Saint-Luc	n/s	n/s	**	**	**	++	4.5	++	3.1	++
Salaberry-de-Valleyfield CA	**	**	**	2.6	3.5	++	2.9	++	4.0	++
Sorel-Tracy CA	2.6	1.2	3.4	1.3	2.5	1.2	6.6	1.0	3.1	1.3
Zone 1 - Sorel	**	**	3.0	3.9	1.8	2.2	4.9	**	2.1	2.4
Zone 2 - Peripheral Sectors	++	1.8	3.5	++	3.3	++	6.9	1.6	4.1	++

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_10 Private Apartment Vacancy Rates (%) by Bedroom Type
Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
La Tuque City	12.0	**	14.1	15.0	5.5	7.4	5.5	4.9	8.1	9.0
Shawinigan CA	**	24.9	9.9	11.5	6.1	8.5	5.3	8.5	6.7	9.3
Zone 1-Downtown	**	**	14.4	12.1	7.6	9.3	**	3.2	8.7	8.7
Zone 2-Northeastern Sector	**	**	7.8	10.0	7.8	11.1	**	13.7	7.5	11.6
Zone 3-Shawinigan-Sud	**	**	**	12.6	4.9	**	1.2	**	4.6	8.4
Zone 4-Grand-Mère/Saint-Georges	**	**	11.8	12.0	3.0	5.1	4.6	5.4	5.2	6.7

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_10 Private Apartment Average Rents ($)
by Bedroom Type
Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
La Tuque City	330	320	366	350	414	404	479	474	411	400
Shawinigan CA	322	297	380	370	459	439	497	472	453	433
Zone 1-Downtown	347	301	376	374	425	396	454	432	426	401
Zone 2-Northeastern Sector	296	281	375	367	419	383	524	458	436	398
Zone 3-Shawinigan-Sud	318	305	387	383	554	529	513	562	509	507
Zone 4-Grand-Mère/Saint-Georges	**	**	384	358	458	467	491	460	451	442

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_10 Number of Private Apartment Units in the Universe
by Bedroom Type
Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
La Tuque City	17	17	211	210	359	352	149	145	736	724
Shawinigan CA	77	73	861	888	2,552	2,591	1,316	1,355	4,806	4,907
Zone 1-Downtown	37	33	174	178	349	350	340	346	900	907
Zone 2-Northeastern Sector	18	20	279	293	1,098	1,084	485	484	1,880	1,881
Zone 3-Shawinigan-Sud	13	11	225	226	546	564	258	292	1,042	1,093
Zone 4-Grand-Mère/Saint-Georges	9	9	183	191	559	593	233	233	984	1,026

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_10 Private Apartment Availability Rates (%) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
La Tuque City	12.0	**	15.1	16.0	5.5	8.6	6.9	7.0	8.7	10.2
Shawinigan CA	**	26.3	10.2	13.3	6.5	9.3	5.4	9.3	6.9	10.3
Zone 1-Downtown	**	**	14.4	13.1	7.6	10.4	**	4.4	8.7	9.9
Zone 2-Northeastern Sector	**	**	7.8	10.4	8.4	11.8	**	14.5	7.9	12.3
Zone 3-Shawinigan-Sud	**	**	**	15.6	4.9	7.9	1.2	**	4.6	9.6
Zone 4-Grand-Mère/Saint-Georges	**	**	13.1	15.3	3.5	5.7	5.0	**	5.8	8.0

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_10 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
La Tuque City	1.0	++	3.1	-3.0	2.1	-1.4	2.5	++	2.3	-2.6
Shawinigan CA	**	**	4.4	-2.8	6.0	-6.1	4.6	-3.4	5.2	-6.1
Zone 1-Downtown	++	++	4.0	++	**	-5.6	7.9	-4.9	7.6	-5.1
Zone 2-Northeastern Sector	**	**	++	++	4.7	-8.7	2.1	**	3.5	-8.8
Zone 3-Shawinigan-Sud	**	++	5.4	**	3.6	-5.1	**	++	4.0	-4.3
Zone 4-Grand-Mère/Saint-Georges	**	**	**	-3.3	7.6	-2.7	8.2	-3.9	7.8	-3.9

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Québec - October 2012

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-11	Oct-12	Oct-11	Oct-12
Montréal CMA	2.8	2.7	2.5	2.8
Québec CMA	2.3	2.2	1.6	2.0

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Québec - October 2012

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Montréal CMA	**	539	984	637	1,027	711	934	875
Québec CMA	**	510	**	618	1,022	741	1,134	873

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Québec - October 2012

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Montréal CMA	**	**	1,018	984	1,075	1,027	**	934	1,087	997
Québec CMA	**	**	859	**	907	1,022	936	1,134	900	927

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments[2] Québec - October 2012

Condo Sub Area	Condominium Universe		Rental Units[1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Montréal CMA	115,505	130,691	10,744	14,334	9.3	11.0	2.8	2.7
Québec CMA	23,466	25,642	1,470	2,297	6.3	9.0	2.3	2.2

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Québec - October 2012

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Montréal CMA										
Single Detached	**	**	**	**	697	648	944	1,166	848	968
Semi detached, Row and Duplex	**	**	541	557	673	728	829	817	705	731
Other-Primarily Accessory Suites	**	**	530	528	667	683	843	868	675	686
Total	**	**	541	547	673	705	856	899	712	744
Québec CMA										
Single Detached	**	**	**	**	725	723	872	1,011	794	859
Semi detached, Row and Duplex	**	**	481	557	646	654	653	778	609	681
Other-Primarily Accessory Suites	**	**	581	573	549	652	743	739	626	654
Total	**	**	521	562	623	659	730	815	638	694

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Québec - October 2012

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-11	Oct-12
Montréal CMA		
Single Detached	14,384	14,718
Semi detached, Row and Duplex	59,788	63,385
Other-Primarily Accessory Suites	43,086	41,253
Total	117,257	119,356
Québec CMA		
Single Detached	2,996	2,919
Semi detached, Row and Duplex	11,435	10,812
Other-Primarily Accessory Suites	7,034	8,094
Total	21,466	21,825

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2011 data presented is based on Statistics Canada's 2006 Census area definitions. October 2012 data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

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